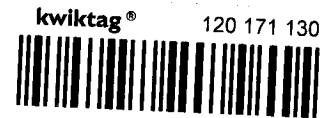


GELMAN MANAGEMENT COMPANY

SUITE 800
2120 L STREET, NORTHWEST
WASHINGTON, D. C. 20037
(202) 872-9070
FAX (202) 785-2761



June 10, 2003

SENT VIA U.S. MAIL AND FACSIMILE TO (215) 814-5518

Mr. Michael Welsh (3HS34)
U.S. Environmental Protection Agency, Region III
1650 Arch Street
Philadelphia, PA 19103-2029

Re: Required Submission of Information
Chillum PERC Site, Hyattsville, Maryland

Dear Mr. Welsh:

This letter is written in response to the EPA's letter of April 21, 2003 seeking information about the above-referenced site. In response to the questions contained in that letter, we state as follows:

Q: 1. If you have any information about other parties who may have information which may assist the Agency in its investigation of the Site or who may be responsible for the generation of, transportation to, or release of contamination at the Site, please provide such information. The information you provide in response to this request should include the party's name, address, type of business, and the reasons why you believe the party may have contributed to the contamination at the Site or may have information regarding the Site.

A: Dry Cleaning Establishments

Currently there is a dry cleaning establishment located on the Site which to our knowledge is owned by [REDACTED] and [REDACTED], d/b/a Grace Cleaners and Riggs Plaza Cleaners. Grace Cleaners has operated on the premises at 5807 Eastern Avenue since April, 1997. We do not have any information regarding whether or not Grace Cleaners caused or contributed to any contamination of the Site.

The space known as 5809 Eastern Avenue at the Site was occupied by a dry cleaning establishment operated by Bergman's Inc., d/b/a Bergman's Cleaners, from approximately February 25, 1978 through October 31, 1992. We believe that Bergman's Cleaners is still operating in other locations but we do not have their current address. We

"No records from the prior Bergman's were available for review. Research of environmental databases indicated no problems with the prior Bergman's." Environmental Site Assessment Report, p. 25.

For your information, the Environmental Site Assessment Report states, with respect to the entire shopping center, "[b]ased upon a site inspection, review of regulatory records, and review of historical information, no significant environmental concerns were identified." Environmental Site Assessment Report, p. ii.

Q: 2. When and under what terms/agreements did your company acquire the property?

A: The property was acquired, in an undeveloped state, in three phases beginning with a portion in 1951, a portion in 1952, and the final portion in 1953. The property was developed into a shopping center in 1964, and renovated in 1996-1997.

Q: 3. Identify all persons having knowledge or information about the generation, transportation, treatment, disposal or other handling of hazardous substances by you, your contractors, or by prior owners and operators.

A: We are not involved in the generation, transportation, treatment, disposal or other handling of hazardous substances, nor (to our knowledge) are our contractors involved in such handling. We do not have any information about the activities of prior owners or operators.

Q: 4. Did you ever use, purchase, store, treat, dispose, transport or otherwise handle any hazardous substances or materials?

A: No.

Q: 5. Describe how hazardous waste was secured to prevent improper disposal of drums or wastes.

A: N/A

Q: 6. Provide the identities of all predecessors-in-interest who transported to or stored, treated, generated or disposed of any materials at the Site. Describe in detail the nature of your predecessor-in-interest's business.

A: N/A

do not have any information regarding whether or not Bergman's Cleaners caused or contributed to any contamination of the Site.

Prior to Bergman's Cleaners, from approximately February 1, 1964 through February 24, 1978, another dry cleaning establishment operated at the Site under the name Aristo Drycleaners & Dyer, Inc. (Aristo-Potomac). We do not have any information regarding whether or not Aristo caused or contributed to any contamination of the Site.

Other Information

In May of 1997, Apex Environmental, Inc. performed an Environmental Site Assessment of Riggs Plaza Shopping Center and issued a draft report of their findings ("Environmental Site Assessment Report"). Apex Environmental is located at 15850 Crabbs Branch Way, Suite 200, Rockville, MD 20855. Our files do not contain a final version of the Environmental Site Assessment report. However, with respect to dry cleaners at the site, the Environmental Site Assessment Report states as follows:

"Grace Cleaners occupies [5807 Eastern Avenue]. According to site contacts, the cleaners opened in 1997. The past occupants of the space include a sporting goods store, a video store, and a television repair shop. According to an interview with the store owner, [REDACTED], the dry cleaning machine at the site is approximately one month old (Appendix C, photograph no. 8). Apex reviewed an application for an MDE air permit. According to MDE, Grace Cleaners has an air permit and no violations have been reported. According to [REDACTED], MCF is the contracted waste disposer of the dry cleaning machine waste and filters. No waste has been disposed of off site as of this investigation." Environmental Site Assessment Report, pp. 9 - 10.

"Southwest of the subject property across Riggs Road is House of Kleen dry cleaners." Environmental Site Assessment Report, p. 17.

"Grace Cleaners is located on the subject property at 5807 Eastern Avenue. According to site contacts, the cleaners is one month old. Apex observed a new dry cleaning machine on the site. Apex reviewed the application for an MDE air permit. According to MDE, the cleaners has a permit and no violations have been reported. According to the owner of the cleaners, it has contracted with MCF for the disposal of waste. No disposal manifests were available for review because the cleaners has not been open long enough to accumulate waste. Apex recommends a disposal program be implemented, if it has not already been done, and closely monitored." Environmental Site Assessment Report, p. 25

If you need any further information about the Site, do not hesitate to contact me.


Sincerely,

Gelman Management Company

By:


General Manager

cc:


Gail Wilson, Esquire (via U.S. Mail and facsimile)

Dear Sir:

This letter is intended to answer all of the questions raised in your information submission request letter that we received recently.

1. I do not have any information about other parties who may have information which may assist the Agency in its investigation of the Site.
2. Grace Cleaners LLC. rent the current operating premise from Gilman Management on 2/25/1997, but due to the delay in the actual construction, the store actually opened on 8/1/1997. The contract with Gilman management guarantees 10 years of occupancy for the Grace Cleaners with five year automatic extension option at the end of the 10 years.

3. [REDACTED], co-proprietor of Grace Cleaners LLC.

[REDACTED], co-proprietor of Grace Cleaners LLC.

MCF Systems Atlanta, Inc., transporter/waste processor of hazardous materials
US EPA ID#: GAD981269095.

Amato Industries, Inc., supplier of tetrachloroethylene (perc)

W. P. Ballard & Co., Inc., supplier of tetrachloroethylene (perc)

East West, Inc., supplier of tetrachloroethylene (perc)

* The tetrachloroethylene supplier has been switched back and forth between the Amato Industries, W.P. Ballard, and East West, Inc. for economic and practical reasons over the years.

* The current owners of Grace Cleaners are the original owners that opened the dry cleaning store, therefore there are no prior owners or operators.

4. Yes
 - A) Tetrachloroethylene (perc) in liquid state contained in a 15 gallon sealed metallic container.
 - B) Amato Industries, Inc.; W.P. Ballard & Co., Inc.; East West Inc.
 - C) The chemical was ordered from one of the above companies approximately once every six-months by phone. The consumption rate at the Grace Cleaners is about 15 gallons of perc per 3 months. The chemical was used in the dry cleaning machine, Real Star Model: RS-373 with maximum capacity of 45 lbs. The used perchloroethylene waste is then stored in the metallic containers provided by MCF

Systems Atlanta, Inc. The MCF Systems Atlanta picks up the hazardous waste containers once every three to four months. The hazardous waste is transported and treated/disposed by MCF Systems Atlanta, Inc.

- D) Please refer to the attached tables.
 - E) The hazardous material was used on and only on the premises of Grace Cleaners LLC. at:
5807 E. Ave.; Chillum, MD 20782
 - F) Please refer to the attached tables.
5. The hazardous materials are brought on to the store premises by the supplier, and the professionals from the supplier company fills the dry cleaning machine with perchloroethylene. The personnels at the Grace Cleaners LLC. then uses the dry cleaning machine in its everyday operations. Once a week, a professional at our company takes the hazardous perc waste from the machine and store the material in special metallic containers provided by MCF Systems Atlanta, Inc. and when the container gets full, we contact the MCF Systems. The professionals from MCF Systems then seals the containers and takes the containers to their processing plant. MCF Systems also takes used perc filters from the dry cleaning machine to their processing facility.
6. Grace Cleaners is the original owner of the dry cleaning facility at Riggs Plaza at 5807 E. Ave. In addition, to our knowledge, there were no predecessors who handled hazardous material prior to the installation of Grace Cleaners LLC. at our specific location.

The above information is provided to the best of our knowledge. We have official records of all our hazardous material purchases and disposals, we would be happy to furnish those records upon request.

We are happy to cooperated with EPA, and if you need further information for any reason, please do not hesitate to contact us at: 443-778-5275.

Sincerely,

A large, thick black horizontal bar redacting the signature of the proprietor.

[Redacted Name], proprietor

June 8, 2003

Purchase Information

Date	Quantity(gal)	Supplier
02/19/97	130	Amato Industries, Inc.
02/28/97	38	Amato Industries, Inc.
02/13/98	45	W.P. Ballard & Co., Inc.
06/29/98	30	W.P. Ballard & Co., Inc.
10/07/98	30	RichClean/East West Inc.
06/16/99	36.7	RichClean/East West Inc.
01/06/00	30.96	W.P. Ballard & Co., Inc.
06/29/00	30	W.P. Ballard & Co., Inc.
01/29/01	25.52	W.P. Ballard & Co., Inc.
08/03/01	30	W.P. Ballard & Co., Inc.
02/08/02	15	W.P. Ballard & Co., Inc.
08/26/02	14.56	Amato Industries, Inc.
11/12/02	14.68	Amato Industries, Inc.
Total (gal)	470.42	

Disposal Information

Date	Perc (gal)	Picked UP Perc Filter	Hazardous Waste Mngmnt Company
01/21/98	15	0	MCF Systems Atlanta, Inc.
05/06/98	15	0	MCF Systems Atlanta, Inc.
07/15/98	15	0	MCF Systems Atlanta, Inc.
10/26/98	15	0	MCF Systems Atlanta, Inc.
01/05/99	0	4	MCF Systems Atlanta, Inc.
04/19/99	15	4	MCF Systems Atlanta, Inc.
06/30/99	15	0	MCF Systems Atlanta, Inc.
02/04/00	15	4	MCF Systems Atlanta, Inc.
06/23/00	15	2	MCF Systems Atlanta, Inc.
08/30/00	15	0	MCF Systems Atlanta, Inc.
02/14/01	15	4	MCF Systems Atlanta, Inc.
05/31/01	15	0	MCF Systems Atlanta, Inc.
09/13/01	15	0	MCF Systems Atlanta, Inc.
03/05/02	15	4	MCF Systems Atlanta, Inc.
10/02/02	15	0	MCF Systems Atlanta, Inc.
01/17/03	15	0	MCF Systems Atlanta, Inc.
06/04/03	15	4	MCF Systems Atlanta, Inc.
Total (gal)	240	26	

Net Purchase - Net Pick-Up

230.42 gal